

# HISTORIC RESIDENCE NOMINATION APPLICATION

or  
(Nomination Application for Historic Residence Designation)

or  
(Historic Residence Evaluation Form)  
or?

**Property Owner(s):** John and Jane Doe  
**Address (if different from nominated property):**  
**Applicant (if different than owner):** NA  
**Tax Parcel #:** 334740-0585-01

**Property Address:** 1602 1<sup>st</sup> Street zip: 98003  
**Date Built:** 1928  
**Historic Resource Inventory No. (if applicable):** 0912  
**(Ranking from HRI???)**  
**Other?**

## PHYSICAL DESCRIPTION:

(Describe the present and historic physical appearance of the property)

The **Charles and Mary Sutherland House** is a simple one-and one-half story vernacular cottage. It has a moderately pitched gable roof - with gabled dormers - that is sheathed in composition shingles. It rests on a concrete foundation and has a partial daylight basement. Exterior walls are clad in shingles. The house was significantly remodeled between 1939 and 1965 and no longer retains any of its original form, massing or architectural detail.



1965



2007

ATTACHMENT 7

*P.C. public hearing April 26, 07*



1939

**Photographs:** Attach current digital color photo files and historic photographs if available.

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**STATEMENT OF SIGNIFICANCE:**

State significance of house, and justify criteria, and periods of significance – See *City of Kirkland Historic Overview*. Include brief summary of ownership if available. At a minimum the property must be at least 40 years old or older and retain sufficient physical integrity to convey its historic character - overall form, massing and original exterior materials are intact. In addition, the applicant is encouraged to determine if:

A2 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

A3 Property is associated with the lives of a person significant in national, state, or local history.

A4 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction

A5 Property is an outstanding example of a designer or builder who has made a significant contribution to the art.

The Sutherland House was built by Charles MacKay in 1928 during one of the city's boom periods. Between 1911 and 1930 the real estate firm of Burke and Farrar aggressively promoted Kirkland and they recorded more than 20 new additions to the city. The majority of Kirkland's bungalows and vernacular houses were built during this period, especially in the Market and Norkirk neighborhoods.

MacKay, who worked for the local woolen mill, lived in the house for three years before selling to Charles and Mary Sutherland who occupied the residence from 1935 through 1950. Charles was an automobile mechanic and served in World War II. Mary worked in the shipyards during the war.

The house has been remodeled several times and none of the original building is visually extant from the exterior.

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**MAJOR BIBLIOGRAPHIC SOURCES:**

*Sheridan, Mimi. Historic Residential Properties in Kirkland, WA. MPD, 1999.*

*Krafft, Kate. National Register of Historic Places Nomination Application, MPD. 2001.*

*Property Record Card for 1602 1<sup>st</sup> Street, Washington State Archives, Bellevue Community College.*

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**DO NOT WRITE BELOW THIS LINE: FOR OFFICIAL USE ONLY**

**Meets eligibility criteria (yes/no):** No

**Comments:** The house has been significantly altered and no longer retains integrity of design, materials, or craftsmanship.



# HISTORIC RESIDENCE NOMINATION APPLICATION

or  
(Nomination Application for Historic Residence Designation)  
or  
(Historic Residence Evaluation Form)  
or?

Property Owner(s): Jane Doe  
Address (if different from nominated property):  
Applicant (if different than owner): NA  
Tax Parcel #: 136740-0222-44

Property Address: 642 12<sup>th</sup> Avenue      zip: 98003  
Date Built: 1925  
Historic Resource Inventory No. (if applicable): 0447  
(Ranking from HRI?)  
Other?

## PHYSICAL DESCRIPTION:

(Describe the present and historic physical appearance of the property)

The **Alan Larson House** was constructed in 1925. It is a two-story, gable roof building with a concrete foundation. Exterior walls are clad in wide shingles which covers the original horizontal shiplap. The original wood windows have been replaced with vinyl; however, their general form and location remain intact. Some time prior to 1950 the front porch was enclosed and a small, central gabled entry was added on the façade. The current owners restored the building to its original configuration with the full-width recessed porch in 1989. The house retains overall integrity of form, massing and location.



2007



1950

**Photographs:** Attach digital color photo files and historic photographs if available.

ATTACHMENT 8  
P.C. public hearing April 26/07

### STATEMENT OF SIGNIFICANCE:

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A2 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

A3 Property is associated with the lives of a person significant in national, state, or local history.

A4 Property embodies the characteristics of a type, period, style, or method of design or construction

A5 Property is an outstanding example of a designer or builder who has made a significant contribution to the art.

Alan Larson built this house shortly after moving to Kirkland to work at the woolen mill. He married Barbara Ferguson in 1930. The Larson's lived in the house until 1954. The Ferguson's had three children – their daughter Esther Olsen still lives in the house. The Larson's enclosed the porch in 1940 to create more space for their growing family. Alan Larson served in World War II and upon his return went to work for the fledgling Boeing Company. He developed the wing panels used on jetliners – a modified version of which is still used 747s. Larson contributed significantly to the advancement of air transportation. He died in 1956. Barbara lived in the house until her death in 1966. The house is significant as an intact example of the Bungalow-Craftsman style dating to Kirkland's early development period, and for its association with Alan Larson who made a significant contribution to the advancement of airplane design.

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### MAJOR BIBLIOGRAPHIC SOURCES:

*Sheridan, Mimi. Historic Residential Properties in Kirkland, WA. MPD, 1999.*

*Property Record Card for 642 12<sup>th</sup> Avenue, Washington State Archives, Bellevue Community College.*

*Esther Olsen, unrecorded interview. March 31, 2007*

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### DO NOT WRITE BELOW THIS LINE: FOR OFFICIAL USE ONLY

**Meets eligibility criteria (yes/no):** Yes

**Comments:** The house was built in 1925 and meets the age criterion. It meets baseline criterion for physical integrity - the general form, massing, and location remain intact. It is significant under criterion A3 for its association with Alan Larson who made a significant contribution to the advancement of airplane design, and criterion A4 for embodying the characteristics of the Bungalow-Craftsman style of architecture.

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# HISTORIC RESIDENCE NOMINATION APPLICATION

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**Property Owner(s):** John Doe

**Address (if different from nominated property):**

**Applicant (if different than owner):** NA

**Tax Parcel #:** 334740-0585-44

**Property Address:** 1610 2<sup>nd</sup> Street zip: 98003

**Date Built:** 1920

**Historic Resource Inventory No. (if applicable):** 0932

**(Ranking from HRI???)**

## PHYSICAL DESCRIPTION:

(Describe the present and historic physical appearance of the property)

The **Frank Eddy House** has been significantly remodeled since its construction in 1922. The original house was a one-story, gable roofed, vernacular cottage. It had one-over-double hung windows with wide picture windows enclosing a gabled one-story projection on the façade. In 1937 it was sheathed in wide shingles. The house was significantly expanded in 1994



1939



1950

ATTACHMENT 9

P.C. public hearing April 26, 07



2007

**Photographs:** Attach current digital color photo files and historic photographs if available.

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#### **STATEMENT OF SIGNIFICANCE:**

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The Klondike Gold Rush of 1898 brought the Puget Sound Region out of the depression caused by the Panic of 1893 and the Kirkland area began to prosper. The Frank Eddy House, built in 1908, is one of eight houses in the Norkirk neighborhood that dates to this early period of Kirkland's development. Eddy worked for the Anderson Steamboat Company.

Despite this association with Kirkland's early history, the house has been significantly modified and no longer retains its original character: the form, massing and materials of the original house are no longer visible from the exterior of the building.

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#### **MAJOR BIBLIOGRAPHIC SOURCES:**

*Sheridan, Mimi. Historic Residential Properties in Kirkland, WA. MPD, 1999.*

*Krafft, Kate. National Register of Historic Places Nomination Application, MPD. 2001.*

*Property Record Card for 1610 2nd Street, Washington State Archives, Bellevue Community College.*



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**Meets eligibility criteria (yes/no):** No

**Comments:** The house does not retain physical integrity. None of the original building materials are extant on the exterior of the building, and the original form and massing have been subsumed in the recent remodel.



# NORKIRK HISTORIC RESIDENCIES: RS 7.2 ZONE

PARCEL	ADDRESS	CATEGORY	TOTAL LIVING SQ. FT.	FINISHED BASEMENT SQ. FT.	BASEMENT GARAGE SQ. FT.	ATTACHED GARAGE SQ. FT.	TOTAL
1245000736	1850 3rd St.	B	1800	0	0	0	1800
1245000845	1833 3rd St.	A	1410	0	0	0	1410
1245002980	1067 3rd St.	C	3920	0	0	970	4890
1245002970	1063 3rd St.	C	3800	770	810	0	5380
1245003160	1036 4th St.	C	1700	400	0	0	2100
1245003161	1032 4th St.	B	1650	580	530	0	2760
1245003121	1023 4th St.	A	1860	0	0	0	1860
3885806190	307 9th Ave.	A	750	0	0	0	750
3885806270	330 8th Ave.	C	1200	0	0	0	1200
3886903635	636 11th Ave.	B	1430	0	0	0	1430

# MARKET HISTORIC RESIDENCIES: RS 7.2 ZONE

PARCEL	ADDRESS	CATEGORY	TOTAL LIVING SQ. FT.	FINISHED BASEMENT SQ. FT.	BASEMENT GARAGE SQ. FT.	ATTACHED GARAGE SQ. FT.	TOTAL
1245500245	2011 Market St.	C	1230	0	0	0	1230
1245500225	700 20th Ave. W.	C	2510	0	0	0	2510
4308200090	605 18th Ave. W.	A	2460	0	0	0	2460
3885802730	421 14th Ave. W.	B	380	0	0	0	380
3885801595	502 8th Ave. W.	A	4780	1540	0	0	6320
3885801415	424 8th Ave. W.	A	1800	0	0	0	1800
3885801240	336 8th Ave. W.	B	1240	0	0	0	1240
3885800445	230 7th Ave. W.	A	3000	0	0	590	3590

# MARKET HISTORIC RESIDENCIES: RS 8.5 ZONE

PARCEL	ADDRESS	CATEGORY	TOTAL LIVING SQ. FT.	FINISHED BASEMENT SQ. FT.	BASEMENT GARAGE SQ. FT.	ATTACHED GARAGE SQ. FT.	TOTAL
1245500845	18th Ave. W.	B	880	0	0	0	880

ATTACHMENT 10

P.C. public hearing April 26, 07

MARKET HISTORIC RESIDENCIES: WII ZONE

PARCEL	ADDRESS	CATEGORY	TOTAL LIVING SQ. FT.	FINISHED BASEMENT SQ. FT.	BASEMENT GARAGE SQ. FT.	ATTACHED GARAGE SQ. FT.	TOTAL
625059001	1027 14th Pl. W.	C	2920	0	530	0	2920
625059051	630 11th Ave. W.	A	4370	700	0	0	5070

## Joan Lieberman-Brill

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**From:** Loren Feldman [lorenfeldman@msn.com]  
**Sent:** Monday, March 12, 2007 10:41 AM  
**To:** Joan Lieberman-Brill  
**Subject:** Loren Feldman - Comments to the Planning Commission for the City of Kirkland

Dear Planning Commission,

We are glad we went to the meeting on March 8th 07. Our initial reaction and final analysis based on the .3 FAR for the new small lot code is that it will not justify the risk to take advantage of the new code.

As your consultant points out the margins are razor thin and we agree. The .3 does not render a product large enough to justify the costs, and associated risks. I think you all are on the right track but if the .3 is adopted we will have to see how many really take advantage of the new small lot code.

We will follow this proposal as we see potential with a .4 FAR assuming the second lot is only 5000'. From a development standpoint we see the difference between .3 and .4 as the difference between doing the project and not.

We also would like to attend future meetings regarding these topics.

Thanks again for your service to our community. We really appreciate your time to put together the study, and potential code as we believe the intent is great.

Sincere regards,

Loren Feldman  
9520 130th Ave NE Kirkland  
WA 98033



To: Kirkland Planning Commission  
From: Chelma J. Shanks - 815 18 av W, Kirkland  
Date: March 12, 2007  
Attn: Joan Lieberman - Buell

Re: Small Lot - Single Family Home Regulations

I submit the following for consideration following the Planning Commission's meeting of 3/8/07.

I am addressing only RS 8.5 zone W of Market:

1. 6 properties could use this option. (You will note from my previous memo that it appears two would not elect to do so because of age, size & condition of current homes.)
2. In recent rezoning in the Norkirk area, 82 properties are now zoned RS 6.3 with a .5 F.A.R. (Peter, President of the Norkirk Neighborhood Ass'n. reported at the 2/8/07 P.C. meeting that at their 1/6/07 neighborhood meeting, the majority of attendees voted for a .4 F.A.R. <sup>Small Lot.</sup> Option.)
3. At the 3/8/07 P.C. meeting, members seemed to favor either a .3 or .35 F.A.R. with a 1700 sq. ft home being acceptable in the R.S. 7.2.  
$$5000 \text{ min lot} \times .3 = 1500 \text{ sq. ft.}$$
$$5000 \text{ min lot} \times .35 = 1750 \text{ sq. ft.}$$

(RS 8.5 minimum lot increases to 6000 sq. ft.)

4. With development costs being estimated to be \$47,000 +, it appears to me that less than a 3.5 F.A.R. would decrease the number of property owners wanting to utilize this permanent F.A.R. for the smaller lot.
5. It was noted the \$47,000 could be reduced if the current home is preserved. If a .4 F.A.R. is regulated, my current home built in 1954 could be retained by removing the garage & creating a flag lot for the larger home.
6. If .4 is not an option for the smaller home, could the regulations be written so a developer, on an individual basis, request splitting the F.A.R.'s between both lots resulting in 2 smaller homes?

My property originally consisted of two 50 foot lots which were married when the house was built.

Thank you for your consideration as you adopt the regulations. I appreciate your hard work & time spent in this endeavor.



## Joan Lieberman-Brill

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**From:** Tim Olson [tim.olson6@verizon.net]  
**Sent:** Tuesday, March 20, 2007 10:53 AM  
**To:** Eric Shields  
**Cc:** Joan Lieberman-Brill  
**Subject:** Big Lot Small Lot Scenario

**Follow Up Flag:** Follow up  
**Flag Status:** Red

**Attachments:** BigLotSmallLotSite1.pdf



BigLotSmallLotSite1.  
pdf (53 KB...

Hi Eric and Joan,

Attached is a pdf site plan for a "maxed out" Big Lot/Small Lot scenario with a .5/.3 FAR. My point is to demonstrate that the vision of quaint little "Chapinesque" cottages on small lots carved from the 12,200 lots may...with the right terrain, a bulldozer, flat roofs, retaining walls, and covered decks and porches...look much different.

The house on Lot #1 has an 1896 SF basement with a four car garage, large media room, wine room; an 1896 SF Main Floor with a 9' ceiling containing an entry, bedrooms and den opening onto a large covered deck, sewing/craft room and more; the Upper Floor has an 11' ceiling with a huge covered deck overlooking the lake. Total SF for the house is roughly 5688 SF.

The small house on Lot #2 (.3 FAR) is a "lite" version of the big house (two car basement garage, smaller wine closet) totalling 2574 SF.

This scenario uses an actual lot with topography pulled from the aerial photo w/ overlaid contour lines. I've also looked at other lots (including Pete Bartnick's and his neighbor's). There are numerous opportunities to develop scenarios like the one I've shown here.

I tried to find email addresses for Janet Pruitt, Kiri Rennaker, and other PC members...no luck. Can you forward to them if you think appropriate.

Thank you,  
Tim Olson

PS. I'll try to produce a quick 3D version when I have time.

